



# TOWN RESOURCE ANALYSIS

## I. INTRODUCTION

The intent of this Chapter is to present statistics and demographic information that shows how the Town of Knightdale has changed over the last several years. The data provides context for the community goals, objectives, guidelines and action items found within the rest of the Plan. This Town Resource Analysis contains information that may be divided into seven (7) primary topics:

- Geography;
- Land Use and Land Values;
- Population and Demographics;
- Housing and Commercial Real Estate;
- Historic Resources;
- Economic Character; and
- Environment and Natural Resources.

## II. GEOGRAPHY / AREA

Knightdale is one (1) of 12 municipalities primarily located within Wake County, and is located just 8¾ miles east (*downtown to downtown*) of Downtown Raleigh across the Neuse River.


The areas planned for by the Town of Knightdale are divided into three (3) geographic units:

- Corporate Limits;
- Extraterritorial Jurisdiction; and
- Short Range Urban Service Area.

The boundaries for these areas have been established and adjusted over the years through enabling legislation from the General Assembly as well as by mutual cooperation and agreements with Wake County and neighboring municipalities.

The Corporate Limits represent the areas that have been incorporated within the defined town limits of the Town of Knightdale. The Town collects taxes from citizens and property within this area while providing the full range of municipal services including, water, sewer, stormwater, police, fire, streets, planning and administration.

The Extraterritorial Jurisdiction or “ETJ” is an area which surrounds the corporate limits up to a distance of two (2) miles as allowed by state statute and agreed to by Wake




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County. While Knightdale has the authority to plan and zone the area, residents and property within the ETJ do not pay municipal taxes. As new development is proposed within this area and connects to municipal utilities and services, the land is annexed and incorporated into the Town's Corporate Limits, thus causing the Town to grow.

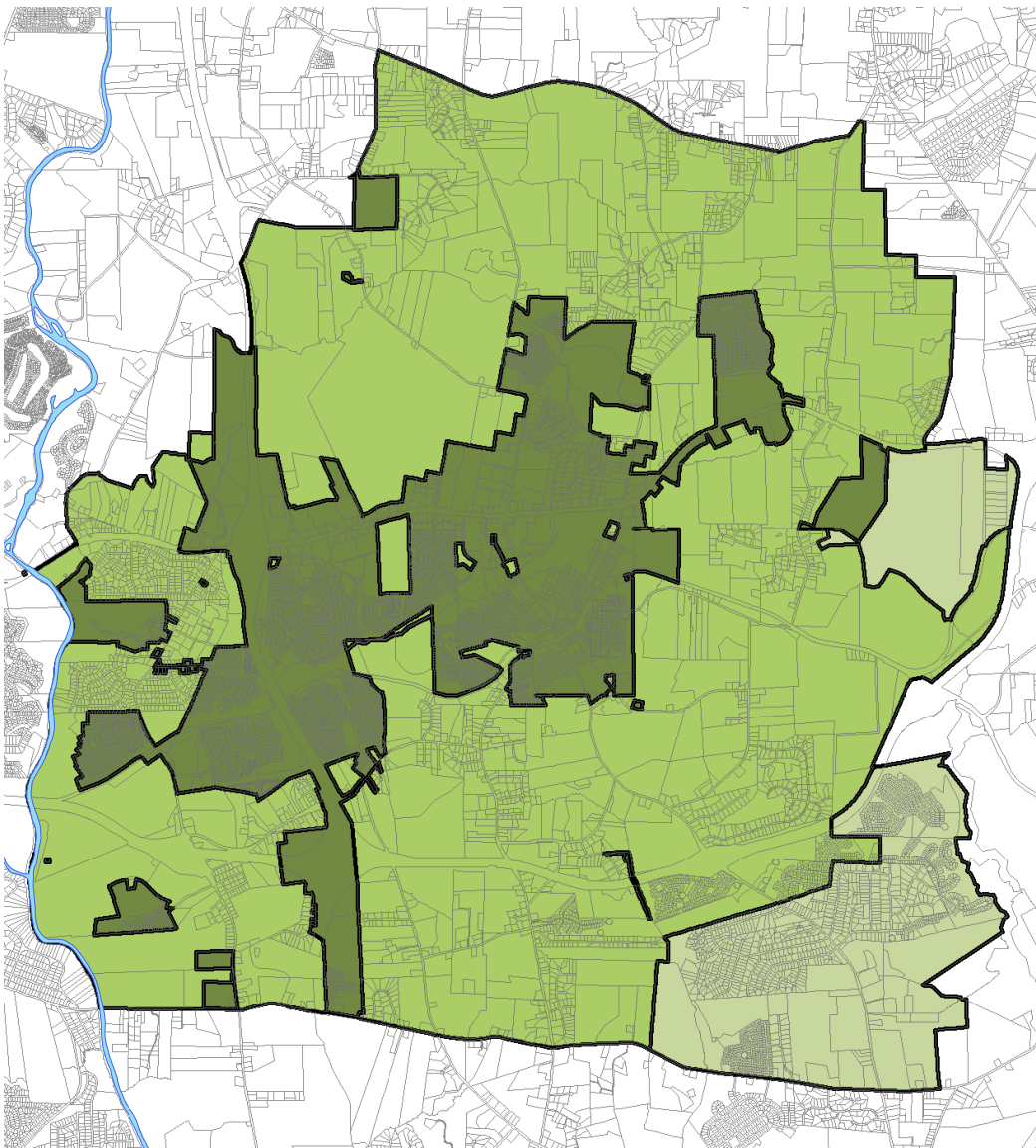
The Short Range Urban Service Area or "SRUSA" is a subsequent region beyond the Town's ETJ which has been designated by the County as an area which will eventually come under the planning jurisdiction and/or the corporate limits of the Town of Knightdale in the near future. When the SRUSA was originally adopted in 1997, it was envisioned that the Town would extend major utility lines through these areas within 10 years. As of 2013, most of the SRUSA has been transferred to the Town's ETJ, with only a small area southeast of Town along Smithfield and Poole roads remaining. A major water line along Poole Road and a sewer outfall along Poplar Creek are available in the vicinity.

## Legend

-  Neuse River
-  Tax Parcels
-  Knightdale Corporate Limits
-  Knightdale Extraterritorial Jurisdiction
-  Knightdale Short-Range Urban Service Area



**FIGURE 3.1 Knightdale Boundaries as of June 1, 2013**



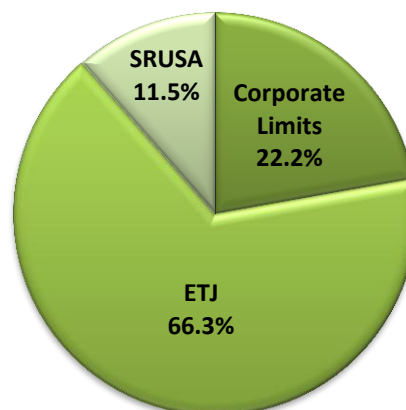
The table below shows the size of Knightdale's boundaries via several means. In all, the Knightdale planning area covers nearly 28½ square miles and includes over 9,000 parcels. Over the last 12 years, the number of parcels has increased by nearly 3,000 parcels despite a reduction in the overall planning area or nearly 3 square miles due to a revised annexation agreement line with the Town of Wendell. Knightdale's planning area continues to be defined and relatively small in comparison to other Wake County municipalities, thus necessitating a compact manner of growth that makes the best possible use of available land.

**TABLE 3.1 Size Measurements of Knightdale Boundaries – June, 2013**

	<b><i>Corporate Limits</i></b>	<b><i>ETJ</i></b>	<b><i>SRUSA</i></b>	<b><i>Totals</i></b>
<i># of Parcels</i>	4,821	2,916	1,486	9,223
<i>Acres</i>	4,053.7	12,065.1	2,088.1	18,206.9
<i>Square Miles</i>	6.33	18.86	3.26	28.45
<i>% of Total Square Miles</i>	22.2%	66.3%	11.5%	100.0%

Source: Wake County GIS (6/1/13)

**FIGURE 3.2 Planning Area Sizes As Percent of Total**





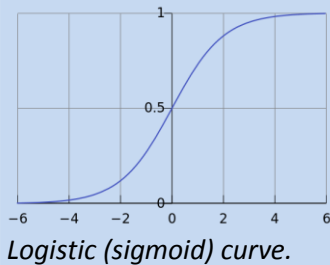
The next table documents the population growth in relation to annexation during the 2000s. According to the US Census Bureau, the population within the Knightdale corporate limits increased by nearly 4,500 people between the years 2000 and 2010. The vast majority of this population growth is the result of voluntary annexation and subsequent development of the annexed areas.

The corporate limits more than doubled in size during that same period, adding approximately 2,304 acres and representing the largest physical growth of the Town in any decade since incorporation. By comparison, the Town only added 812 acres between 1990 and 2000.

**TABLE 3.2 Knightdale Population Growth and Annexation, 2000-2012**

4/1/2000 Population ( <i>U.S. Census Bureau</i> )	5,958
4/1/2010 Population ( <i>U.S. Census Bureau</i> )	11,401
7/1/2012 Estimated Population ( <i>U.S. Census Bureau</i> )	12,724
Increase 2000-2012	6,766
Annual Percentage Growth Rate 2000-2012	9.3%
4/1/2010 Estimated "Core" Population*	7,313
Annual Percentage "Core" Growth Rate 2000-2010	2.3%
4/1/2010 Estimated Population in Areas Annexed Since 2000	4,088
4/1/2000 Corporate Limit Land Area (sq. miles)	2.61
4/1/2010 Corporate Limit Land Area (sq. miles)	6.21
7/1/2012 Corporate Limit Land Area (sq. miles)	6.25
Land Annexed 2000-2012 (sq. miles)	3.64
Land Annexed 2000-2012 (acres)	2,330

\* "Core" population is the estimated 2010 population within the corporate limits as those limits existed on April 1, 2000. Estimate generated using ESRI Business Analyst.



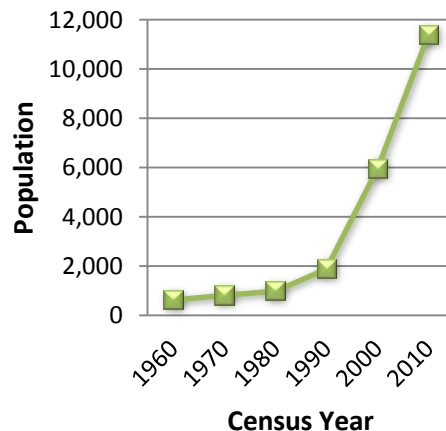
### III. POPULATION / DENSITY

The table and figures below document the Town of Knightdale's population growth over the past half century. Although the rate of growth slowed in the last decade, the numerical growth by decade continues to grow and will likely continue through at least 2030 before beginning to taper off as the acreage available for residential development within Knightdale's ultimate urban service area significantly decreases. This type of growth is often cited as following a logistic or sigmoid curve.

**TABLE 3.3 Town of Knightdale Population: 1960-2010**

<i><b>Year</b></i>	<i><b>Population</b></i>	<i><b># Increase</b></i>	<i><b>% Increase</b></i>
1960	622	-	-
1970	815	193	31.0%
1980	985	170	20.9%
1990	1,884	899	91.3%
2000	5,958	4,074	216.2%
2010	11,401	5,443	91.4%

**FIGURE 3.3A Knightdale  
Population: 1960-2010**



**FIGURE 3.3B Knightdale  
Population Percentage  
Increase (over previous 10  
years)**

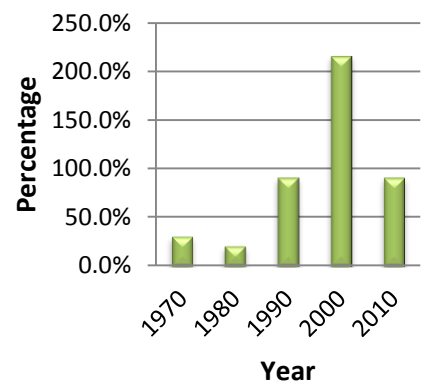




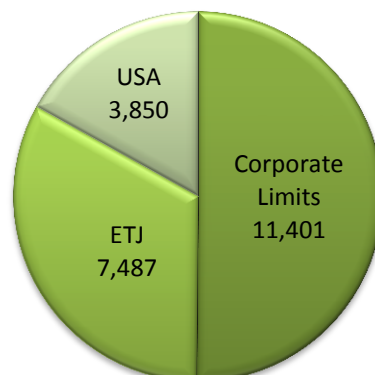
Table 3.4 and the accompanying figure show the population counts for the three areas of Knightdale's planning areas. Although the planning area was modified slightly through the execution of annexation agreements with the Town of Wendell and the City of Raleigh in 2005 and 2006 respectively, the total population of the planning area increased from 15,843 in 2000 to 22,738 in 2010.

This increase of 6,895 residents between 2000 and 2010 represents a 44% increase in population throughout the entire planning area. Of that 44% increase, 79% is attributed to growth of the Town itself and 21% is attributed to the balance of the planning areas (ETJ & USA).

**TABLE 3.4 Population by Knightdale Planning Area: 2010**

<i><b>Area</b></i>	<i><b>2010 Population</b></i>	<i><b>% of Total</b></i>
Corporate Limits	11,401	50.14%
Extra-territorial Jurisdiction (ETJ)	7,487	32.93%
Short Range Urban Service Area (USA)	3,850	16.93%
<b>TOTALS</b>	<b>22,738</b>	<b>100.00%</b>

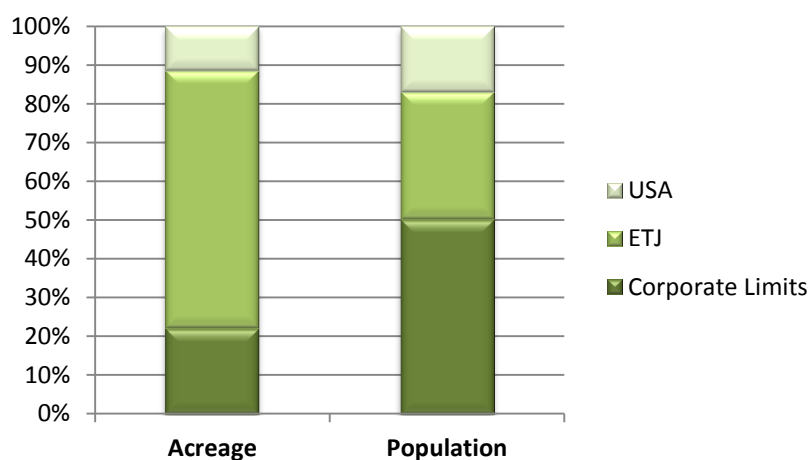
**FIGURE 3.4a Population by Planning Area**



In 2000, the population of the corporate limits only accounted for a little less than 40% of the entire planning area population. However, by 2010 that percentage has grown to over 50%. It is interesting to note that while the Short Range Urban Service Area only accounts for approximately 1/8 of the planning area acreage, it accounts for about

1/6 of the population (see Figure 3.4b). Perhaps even more striking is the fact that the ETJ comprises 2/3 of the planning area acreage but only contains 1/3 of the area population.

**FIGURE 3.4b Planning Area Comparison for Acreage vs. Population**



One might expect that the USA have fewer persons per acre than the ETJ because it is located further from the Town and business services; however, it appears that Wake County's policies of allowing higher residential density development on private community well and septic systems has led to residential development "skipping over" the Town's ETJ and being located in county-controlled USAs.

**TABLE 3.5 Population Density for the Knightdale Planning Area: 2010**

	<i>2010 Pop.</i>	<i>Sq. Mi.</i>	<i>Acres</i>	<i>Pop. / Sq. Mi.</i>	<i>Pop. / Acre</i>
Corporate Limits	11,401	6.33	4,053.7	1,801.11	2.81
ETJ	7,487	18.86	12,065.1	396.66	0.62
Short Range USA	3,850	3.26	2,088.1	1,180.98	1.84
TOTALS	22,738	28.45	18,206.9	799.23	1.25

While higher densities support the general idea of annexation, recent changes to annexation laws have made it highly unlikely that a good portion of the Town's Short

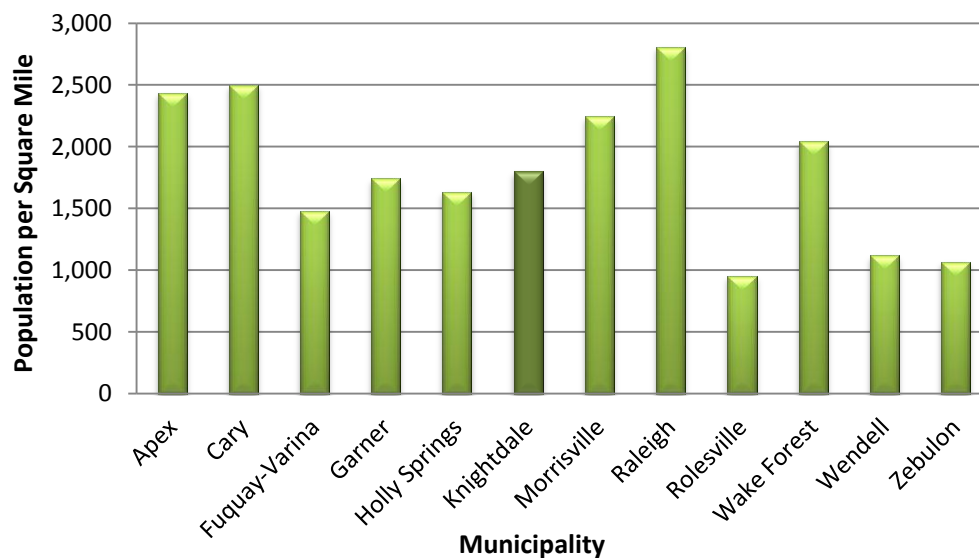




Range Urban Service Area will be annexed as any proposal will now require a vote of the residents.

In 2001, the Town of Knightdale's population density stood at 2,170.3 people per square mile. However, most of the corporate limits at that time was built out. A rapid acceleration in annexations of vacant tracts over the next decade has left Knightdale with a considerable amount of land that remains vacant and/or is in the process of developing today. Consequently, the Town should expect to return to a density greater than 2,000 people per square mile in the next few years. Figure 3.5 shows the Town's population density in comparison to that of all other Wake County municipalities.

**FIGURE 3.5 Density of Wake County Municipalities: 2010**



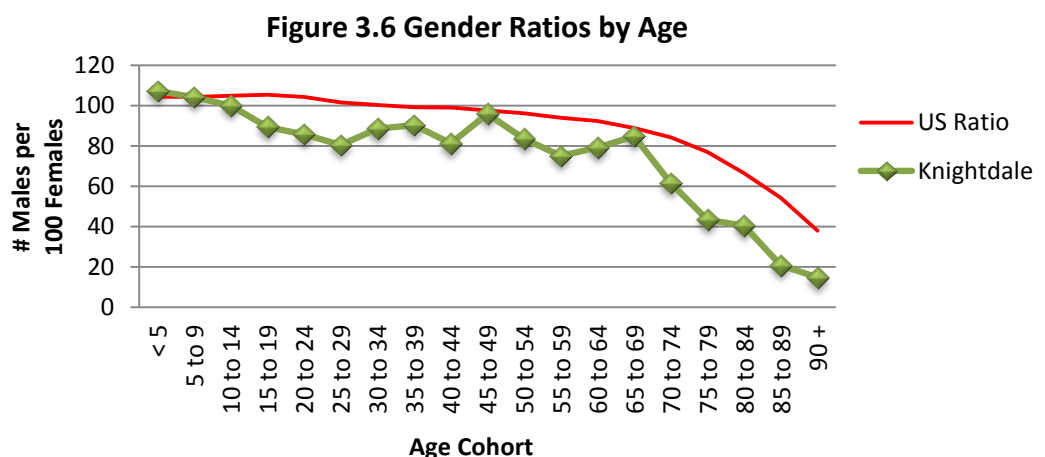
## IV. DEMOGRAPHICS

The following tables and figures provide more detailed information concerning the current population of the Town of Knightdale as well as trends over time and comparisons to state and national figures.

When it comes to gender, Knightdale continues ever so slightly to fall behind in terms of the ratio of males to females. A closer look at more detailed numbers shows that for the population under the age of 18, there are 102.8 males for every 100 females. However, for the population between the ages of 18 and 24, that number drops dramatically to just 82.8 males for every 100 females (*the national number is 104.3*). A number of factors may be influencing these numbers including more males than females leaving home for college, males striking out on their own more quickly, young men dying, or perhaps unwed mothers choosing to stay close to home. Whatever the case may be, fewer young adult males are choosing to call Knightdale home as shown in Figure 3.6.

**Table 3.6 Town Population by Gender: 1990 - 2010**

	1990	2000	2010	NC	US
# of Males	906	2,783	5,315		
% Male	48.1%	46.7%	46.6%	48.7%	49.2%
# of Females	978	3,175	6,086		
% Female	51.9%	53.3%	53.4%	51.3%	50.8%





The overall age structure is also an important characteristic to monitor as it relates to the various needs of the population, such as provision of schools, employment and service needs. Age groups have been broken down into logical divisions:

- Young children (Ages 0-4)
- School age children (Ages 5-19)
- Working age adults (Ages 20-64)
- Retirement age adults (Ages 65 and over)

**Table 3.7 Town Population by Age Group: 1990 - 2010**

<b>Age</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>	<b>2010</b>	<b>%</b>	<b>NC</b>	<b>US</b>
0-4	174	9.2%	561	9.4%	891	7.8%	6.6%	6.5%
5-19	387	20.5%	1,426	23.9%	2,726	23.9%	20.2%	20.4%
20-64	1,212	64.3%	3,668	61.6%	7,053	61.9%	60.2%	60.0%
65+	111	5.9%	303	5.1%	731	6.4%	12.9%	13.0%
Median	31.0		30.5		32.6		37.4	37.2

After a decade of population growth skewed towards a greater percentage of children and youth, the past decade has seen a slight shift towards growth in the elderly population. Prior to 2000, only one (1) nursing/assisted living facility was located in Knightdale. In 2020, there are now two (2). As the region continues to attract new residents and families, schools and childcare services will continue to be important, albeit at a slightly slower pace than what was experienced previously. On the other hand, Knightdale will need to work to attract new opportunities for senior housing if it hopes to retain the “Baby Boomers” of the working age cohort who will be moving into retirement.

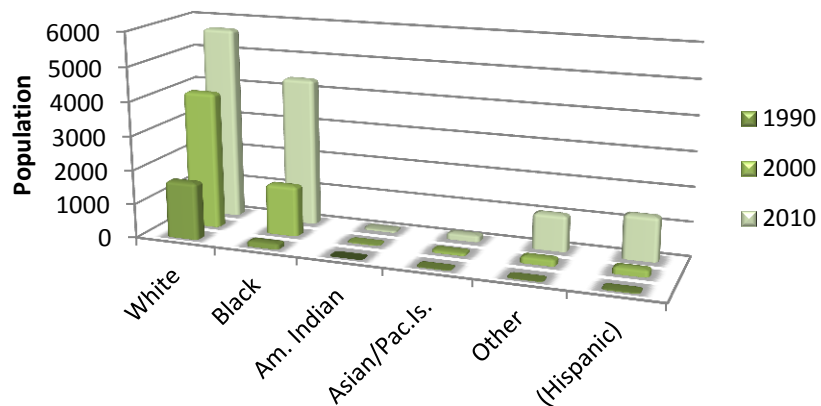
The Town of Knightdale continues to become more racially and ethnically diverse. While the numbers of all races and ethnicity continue to grow, the mix continues to shift. After posting an over 800% gain between 1990 and 2000, Blacks and African-Americans posted the largest numerical gain between 2000 and 2010 along with a growth rate of 191.2%. Meanwhile, the “Other” category posted the largest percentage growth rate of any racial group between 2000 and 2010 at 419.4%. It should be noted, however, that the “Other” category has changed over time as the Census Bureau created options to report “Two or More Races” in 2000 and “Three or More Races” in 2010 which may have encouraged multi-racial persons to report as such versus being forced in the past to

choose just one. Although not a racial group, the Hispanic ethnic group posted the largest growth rate of any group in Table 3.8 between 2000 and 2010 at 490.5%.

**Table 3.8 Town Population by Race & Ethnicity: 1990-2010**

<b><i>Race</i></b>	<b><i>1990</i></b>	<b><i>%</i></b>	<b><i>2000</i></b>	<b><i>%</i></b>	<b><i>2010</i></b>	<b><i>%</i></b>	<b><i>NC</i></b>	<b><i>US</i></b>
White	1,692	89.8%	4,043	67.9%	5,698	50.0%	68.5%	72.4%
Black	170	9.0%	1,599	26.8%	4,368	38.3%	21.5%	12.6%
Amer. Indian	0	0.0%	21	0.4%	66	0.6%	1.3%	0.9%
Asian Pac.Is.	12	0.6%	89	1.5%	199	1.8%	2.2%	4.8%
Other	10	0.5%	206	3.5%	1,070	9.4%	6.5%	9.1%
<b><i>Ethnic.</i></b>								
Hisp.	28	1.5%	220	3.7%	1,299	11.4%	8.4%	16.3%

**Figure 3.8 Knightdale Race & (Ethnicity)**



In the last edition of the Comprehensive Plan, most socio-economic data from the 2000 decennial census had not yet been released. Furthermore, in 2010, most of that data has been shifted away from the decennial census and now is measured in rolling 5-year averages by the American Community Survey program. While the 1990 figures struck a

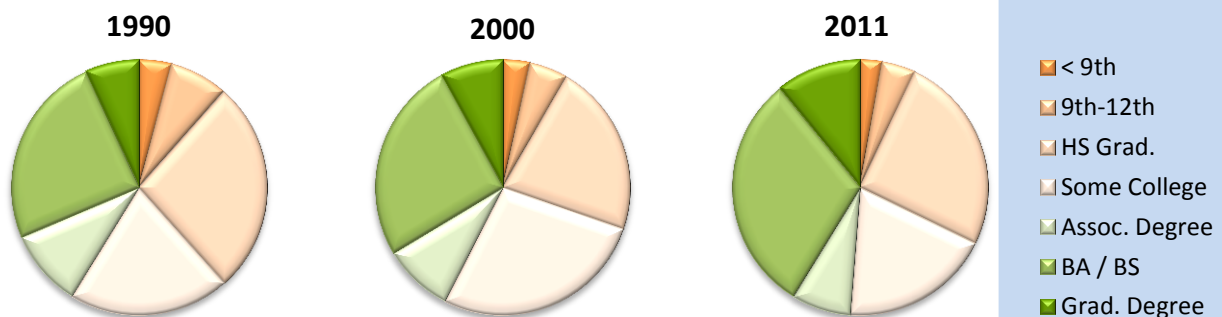


hopeful tone by noting that only 11.5% of the Knightdale population lacked a high school degree, subsequent data shows that this figure has now dropped to around 7.0%.

On the other end of the spectrum, the percentage of Knightdale residents with a Bachelor's degree or higher educational attainment has grown by nearly 10 percentage points since 1990, resulting in a highly educated work force, particularly in comparison to state and national figures.

**Table 3.9 Town Educational Attainment Levels: 1990-2011**

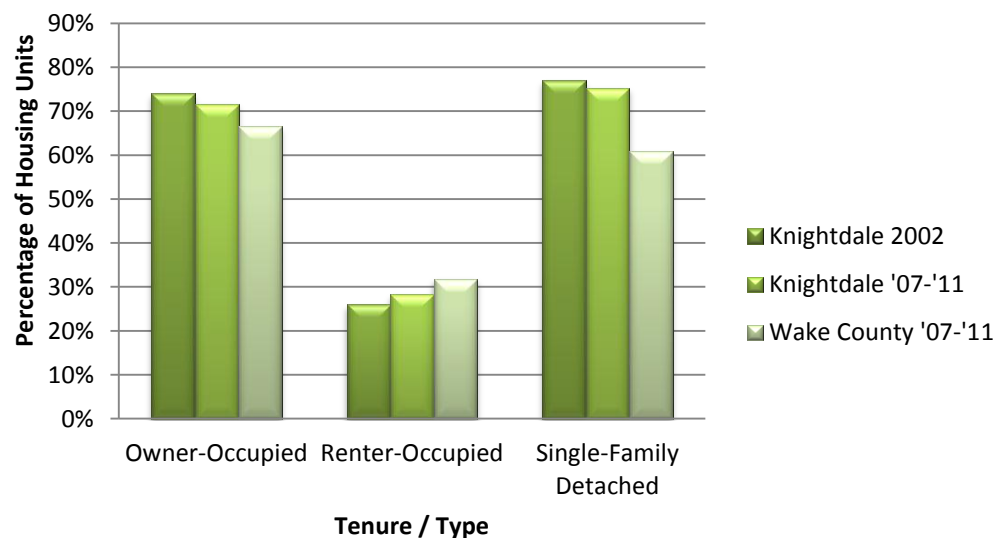
<b>Level</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>	<b>2011</b>	<b>%</b>	<b>NC</b>	<b>US</b>
< 9 <sup>th</sup>	50	4.1%	126	3.4%	186	2.7%	6.0%	6.1%
9 <sup>th</sup> -12 <sup>th</sup> No Diploma	91	7.4%	180	4.9%	294	4.3%	9.9%	8.5%
HS Grad.	332	26.9%	814	22.0%	1,725	25.2%	27.7%	28.6%
Some College	251	20.4%	1,005	27.2%	1,298	19.0%	21.4%	21.0%
Assoc. Degree	121	9.8%	329	8.9%	513	7.5%	8.5%	7.6%
BA / BS	303	24.6%	951	25.7%	2,078	30.4%	17.7%	17.7%
Grad. Degree	84	6.8%	294	7.9%	741	10.8%	8.9%	10.5%
% ≥ HS Grad.		88.6%		91.7%		93.0%	84.1%	85.4%
% ≥ BA / BS		31.4%		33.7%		41.2%	26.5%	28.2%



## V. HOUSING

Knightdale's housing market has historically been dominated by affordable owner-occupied housing. As exhibited in Figure 3.10, home ownership levels in Knightdale continue to remain above the Wake County average, and single-family detached homes continue to dominate the local housing market which continues to signify that Knightdale is a suburban community with relatively affordable land prices much as it did in 2002. However, the most recent American Community Survey (ACS) data shows that Knightdale has begun a small shift towards being more typical of the larger Raleigh-Cary housing market. As older years of data are dropped from the ACS and newer years are added, it is expected that this trend will continue, albeit a slow, gradual one.

**Figure 3.10 Knightdale & Wake County Housing Tenure and Type**



Knightdale is not only interested in attracting new residents and homeowners, but also looks to retain those citizens who have called Knightdale “home” for a number of years or generations. Through the Town’s encouragement and policies, single-family detached homes are becoming available in higher price points that would allow homeowners to step up or buy a larger house without having to leave the local community. Figure 3.11 shows that the value of single-family detached homes in



Knightdale is rising, although readers should note that the data does not account for inflation. While this shows the Town is making progress on its goals in this area, the 2013 Wake County parcel data still shows that Knightdale retains a disproportional share of affordable single-family detached housing when compared to the county as a whole.

**Figure 3.11 Affordable Single-Family Detached Home Share**



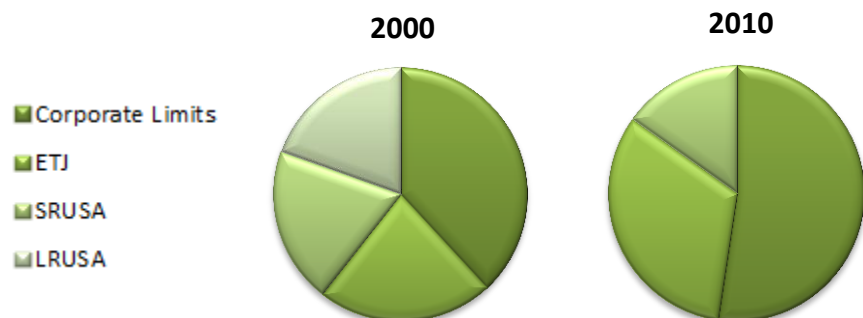
In setting goals and objectives for housing in Knightdale, one should consider not just what is happening inside the corporate limits, but also take note of the larger planning area. Since 2002, the boundaries of the town's corporate limits, extraterritorial jurisdiction (ETJ) and county-designated urban service areas have undergone considerable change. While the total area has remained basically the same, the breakdown has seen considerable growth in the size of corporate limits and ET, a severe reduction in the acres of short-range urban service area (SRUSA), and a complete removal of all long-range urban service area (LRUSA). Consequently, it is difficult to make comparisons over time, and the following data should be viewed more heavily as individual snapshots in time.

The overall number of housing units virtually doubled in the Town of Knightdale between 2000 and 2010 (*a 100% increase*). Although the geographic area also expanded greatly during this time, annexation data show that very few existing homes previously outside the corporate limits (*in the ETJ, SRUSA or LRUSA*) were brought in (*32 units in all*). Therefore, nearly all of the increase within the corporate limits may be attributed to new construction. Meanwhile, the number of homes in the other planning areas only grew by 12.5 percent when summed together. The other item of note in Table 3.12 is that for the first time in 2010, the majority (52.4%) of all housing units are now located within the corporate limits of Knightdale.

**Table 3.12 Housing Units by Planning Area, 2000 vs. 2010**

<b>Area</b>	<b># Units '00</b>	<b>% Units '00</b>	<b># Units '10</b>	<b>% Units '10</b>
Corporate Limits	2,352	38.1%	4,723	52.4%
ETJ	1,386	22.5%	2,931	32.5%
SRUSA	1,228	19.9%	1,364	15.1%
LRUSA	1,205	19.5%	0	0.0%
<b>Totals</b>	<b>6,171</b>	<b>100.0%</b>	<b>9,018</b>	<b>100.0%</b>

*Note: Some area boundaries are adjusted to follow nearest census block boundaries for the purposes of deriving dwelling unit counts.*







Data shown in Table 3.13 continues to show a reduction in the owner vacancy rate, despite the national economic recession of 2007-2009. Meanwhile, rental vacancies did increase, but much of this is likely due to the number of new apartment units under construction in Knightdale at that time. In the year leading up to the 2010 Census, 592 apartment units had just been completed, and another 172 units were under construction. Although vacancy rates fluctuate highly on an annual basis, but the consistency in the owner vacancy rates over this twenty year period points to the relatively stable economy that the region has enjoyed during this time.

**Table 3.13 Housing Occupancy in the Corporate Limits, 2000 vs. 2010**

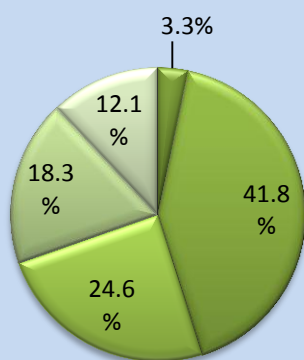
	1990	2000	2010	% Change '00-'10
Total Housing Units	785	2,352	4,723	100.8%
Occupied Units	733	2,172	4,226	94.6%
Owner-Occupied Units	574	1,613	2,873	78.1%
Renter-Occupied Units	159	559	1,353	142.0%
Owner Vacancy Rate	5.9%	5.8%	5.1%	↓0.7%
Rental Vacancy Rate	3.0%	10.3%	14.3%	↑4.0%

Table 3.14 shows that overall combined vacancy rates (*regardless of occupancy status*) rose not just in the Town, but in the other planning areas as well. While a good portion of the increase in the overall vacancy rate within the town limits may be attributed to the glut of apartment units, a 1.6 percent increase in the ETJ+USA areas is more likely attributable to the higher foreclosure rate in those areas or residents migrating from older rental homes to newer rental in-town apartments.

**Table 3.14 Combined Vacancy Rates by Planning Area, 2000 vs. 2010**

Area	# Units '00	# Units '10	# Vcnt. '00	# Vcnt. '10	% Vcnt. '00	% Vcnt. '10
Town Limits	2,352	4,723	180	497	7.7%	10.5%
ETJ	1,386	2,931	109	243	7.9%	8.3%
SRUSA	1,228	1,364	66	81	5.4%	5.9%
LRUSA	1,205	0	51	0	4.2%	n/a
ETJ+USAs	3,819	4,295	226	324	5.9%	7.5%
Totals	6,171	9,018	406	821	6.6%	9.1%

**2013 Size  
Breakdown of  
Single-Family Units:  
Entire Planning  
Jurisdiction**

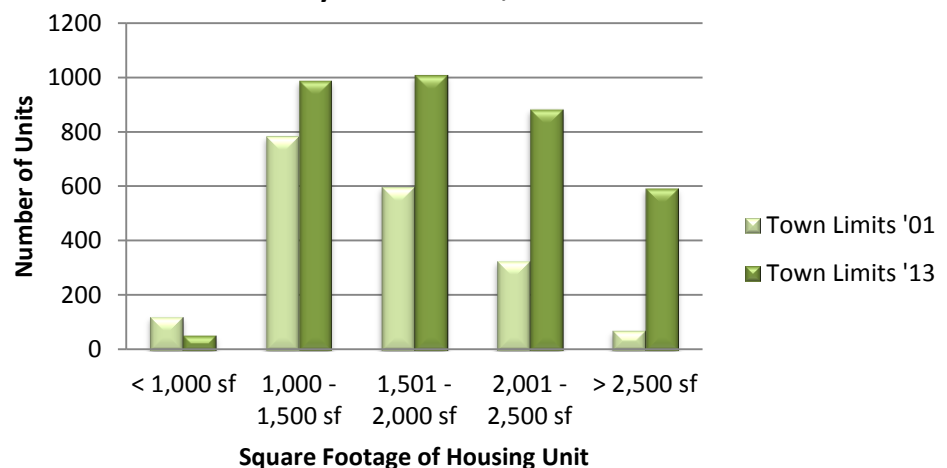


- < 1,000 sf
- 1,000 - 1,500 sf
- 1,501 - 2,000 sf
- 2,001 - 2,500 sf
- > 2,500 sf

**Table 3.15 Single-Family Detached Dwelling Sizes by Planning Area, '01 vs. '13**

	< 1,000 sf		1,000-1,500 sf		1,501-2,000 sf		2,001-2,500 sf		> 2,500 sf	
Area	#	%	#	%	#	%	#	%	#	%
Town Limits '01	124	6.5	785	41.1	599	31.4	328	17.2	73	3.8
'13	55	1.6	989	28.0	1,009	28.6	884	25.0	595	16.8
ETJ+ USA '01	208	7.7	1,666	61.7	539	20.0	176	6.5	109	4.0
'13	173	5.1	1,905	56.2	690	20.4	381	11.2	240	7.1
Totals '01	332	7.2	2,451	53.2	1,138	24.7	504	10.9	182	4.0
'13	228	3.3	2,894	41.8	1,699	24.5	1,264	18.3	835	12.1

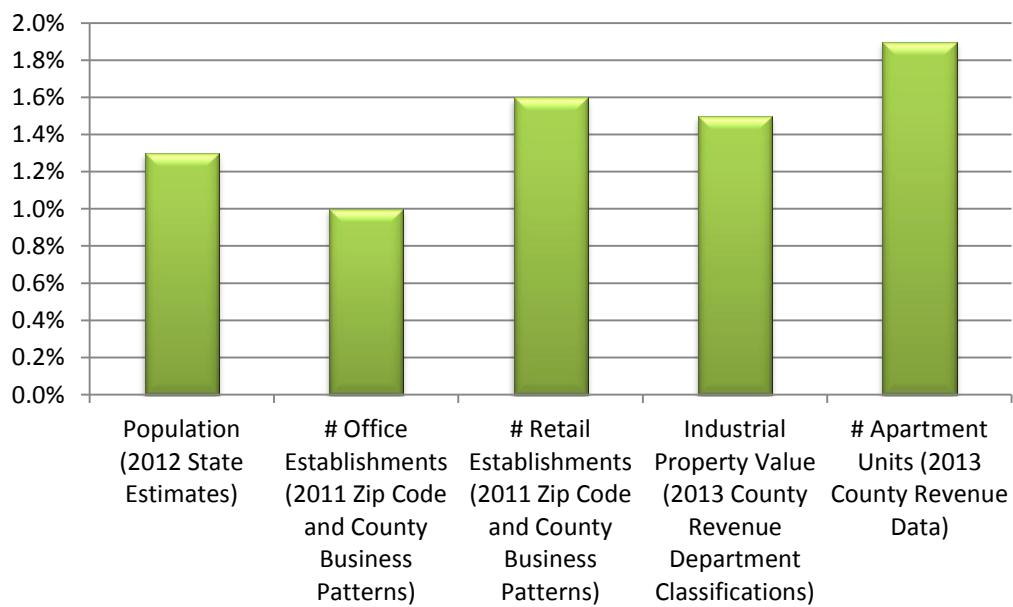
**Figure 3.15 Number of Single-Family Detached Dwellings  
by Size in Town, 2001 vs. 2013**





## VI. COMMERCIAL REAL ESTATE

Figure 3.16 Knightdale's Share of County Stats

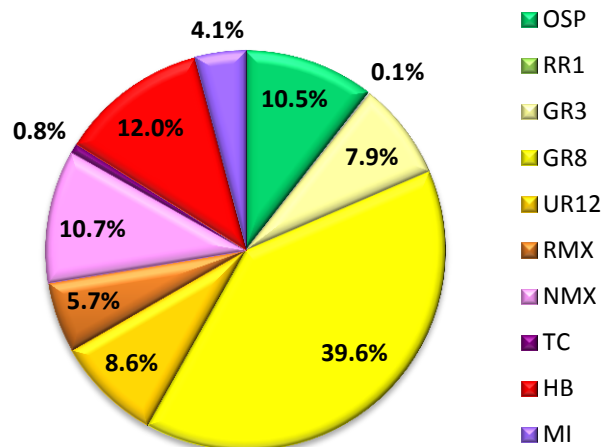


## VII. ZONING

**Table 3.17 Knightdale Corporate Limits Zoning Summary**

<b><i>Zoning District</i></b>	<b><i>Acres</i></b>
Open Space Preserve (OSP)	425
Rural Residential (RR1)	6
General Residential (GR3)	320
General Residential (GR8)	1,605
Urban Residential (UR12)	348
Residential Mixed-Use (RMX)	231
Neighborhood Mixed-Use (NMX)	435
Town Center (TC)	31
Highway Business (HB)	485
Manufacturing & Industrial (MI)	167
<b>TOTAL</b>	<b>4,053</b>

**Figure 3.17 Zoning of Town Limits**

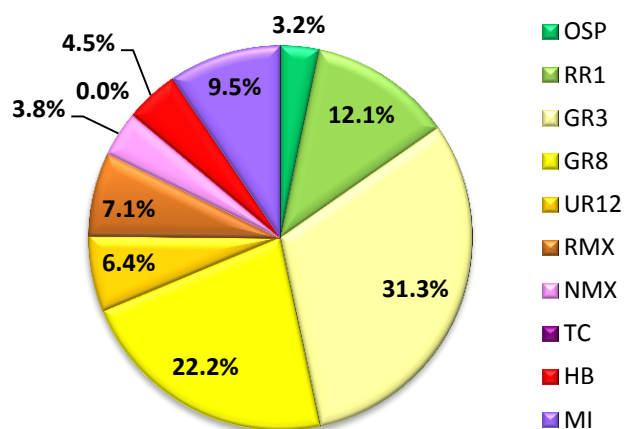




**Table 3.18 Knightdale ETJ Zoning Summary**

<b><i>Zoning District</i></b>	<b><i>Acres</i></b>
Open Space Preserve (OSP)	390
Rural Residential (RR1)	1,456
General Residential (GR3)	3,773
General Residential (GR8)	2,669
Urban Residential (UR12)	768
Residential Mixed-Use (RMX)	850
Neighborhood Mixed-Use (NMX)	459
Town Center (TC)	0
Highway Business (HB)	543
Manufacturing & Industrial (MI)	1,140
<b>TOTAL</b>	<b>12,048</b>

**Figure 3.18 ETJ Zoning**

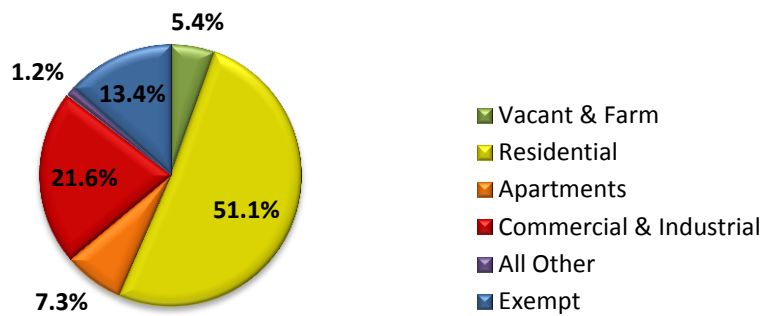


## VIII. LAND USE & VALUE

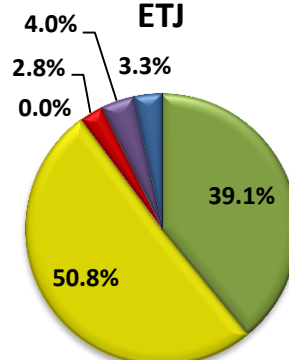
Table 3.19 Land Use Summary by Planning Area with Values

	<i>Vacant &amp; Farm</i>	<i>Residential</i>	<i>Apartments</i>	<i>Commercial &amp; Industrial</i>	<i>All Other</i>	<i>Exempt</i>
Corporate Limits	\$75.3M	\$708.6M	\$101.5M	\$299.1M	\$16.5M	\$185.8M
ETJ	\$259.5M	\$337.2M	\$---	\$18.5M	\$26.3M	\$22.2M
SRUSA	\$20.5M	\$178.1M	\$---	\$6.2M	\$1.1M	\$3.1M

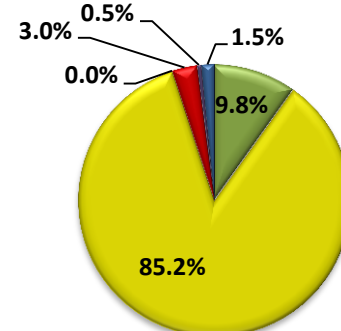
### Corporate Limits



### ETJ



### SRUSA





## IX. ECONOMIC CHARACTER

The economy of the greater Raleigh area will always have the most influence on the local economic outlook for Knightdale. Growth in the local economy continues to drive the timing and need for expanded public facilities and services. Ten years ago, Knightdale was on the brink of several significant opportunities that would impact the well-being of Knightdale's future. Today, many of these opportunities have been realized:

- Completion of Interstate 540 / Northern Wake Expressway to Knightdale;
- Completion of the US Highway 64 / 264 Bypass;
- Completion of the Beechwood, Beaver Dam and Poplar Creek sewer outfalls;
- Completion of major water line extensions in Forestville and Poole roads; and
- Securing the dedication of significant grant funds and bonds for public improvements.

Table 3.30 compares the most recent 5-year American Community Survey general occupational data for the Raleigh-Cary MSA and the Town of Knightdale, and Table 3.31 compares more detailed employment category data. The data is supportive of the idea that the fortunes of the two areas are closely tied together as the percentages of workers employed in each general occupational category virtually mirror each other.

**Table 3.20 2007-2011 American Community Survey Occupations**

	<i><b>Raleigh-Cary</b></i>	<b>%</b>	<i><b>Knightdale</b></i>	<b>%</b>
<b>Occupation (Age 16+)</b>	554,964		5,669	
Mfg./Prof./Related	254,420	45.8%	2,389	42.1%
Services	74,171	13.4%	721	12.7%
Sales/Office	136,574	24.6%	1,570	27.7%
Const./Extract./Maint.	46,254	8.3%	475	8.4%
Production/Transport.	43,545	7.8%	514	9.1%

**Table 3.21 2007-2011 American Community Survey Employment Categories**

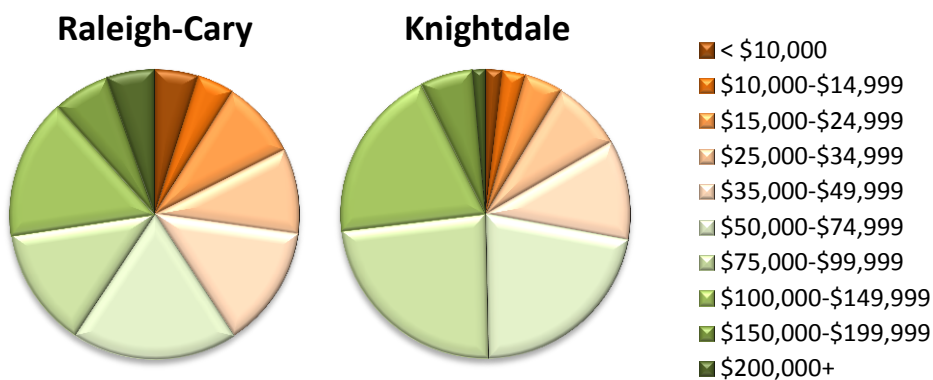
	<i><b>Raleigh-Cary</b></i>	<b>%</b>	<i><b>Knightdale</b></i>	<b>%</b>
<b>Residents' Employment #'s</b>	554,964		5,669	
Ag/Forest/Fish/Mining	3,817	0.7%	0	0.0%
Construction	41,862	7.5%	548	9.7%
Manufacturing	54,882	9.9%	627	11.1%
Wholesale	17,340	3.1%	278	4.9%
Retail	59,758	10.8%	638	11.3%
Trans./Warehs./Utility	21,035	3.8%	139	2.5%
Information	15,857	2.9%	127	2.2%
Finance/Ins./RE	39,004	7.0%	409	7.2%
Prof./Sci./Mgmt./Admn	85,998	15.5%	957	16.9%
Ed./Health/Social Serv	115,135	20.7%	1,124	19.8%
Arts/Entertain./Accom.	44,818	8.1%	355	6.3%
Other Services	24,689	4.4%	92	1.6%
Public Administration	32,935	5.9%	375	6.6%





**Table 3.22 2007-2011 American Community Survey Household Income**

	<i><b>Raleigh-Cary</b></i>	<i><b>Knightdale</b></i>
Median HH Income	\$61,407	\$75,285
Comparison	-	22.6%↑

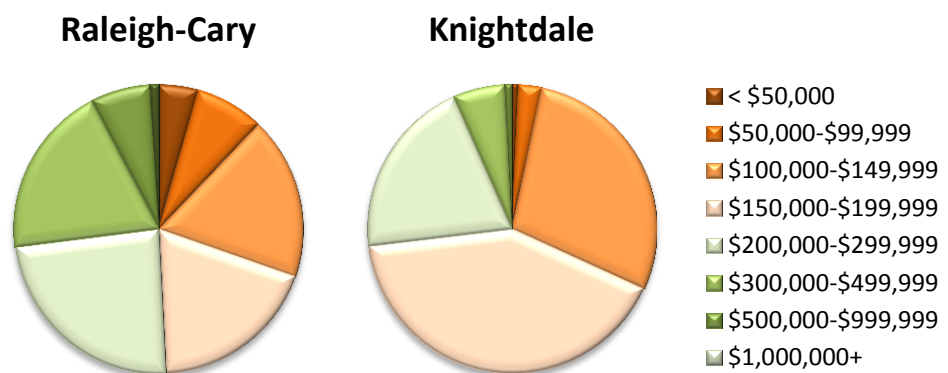


**Table 3.23 Knightdale Household Income 1999 vs. 2007-2011**

	<i><b>2000 Census</b></i>	<i><b>'07-'11 ACS</b></i>
Less than \$10,000	8.0%	1.8%
\$10,000-\$14,999	4.6%	2.6%
\$15,000-\$24,999	10.7%	4.3%
\$25,000-\$34,999	11.9%	8.0%
\$35,000-\$49,999	15.8%	11.2%
\$50,000-\$74,999	20.9%	21.8%
\$75,000-\$99,999	12.1%	23.4%
\$100,000-\$149,999	10.4%	19.6%
\$150,000-\$199,999	3.0%	5.9%
\$200,000 or more	2.6%	1.4%
Median HH Income	\$56,021	\$75,285

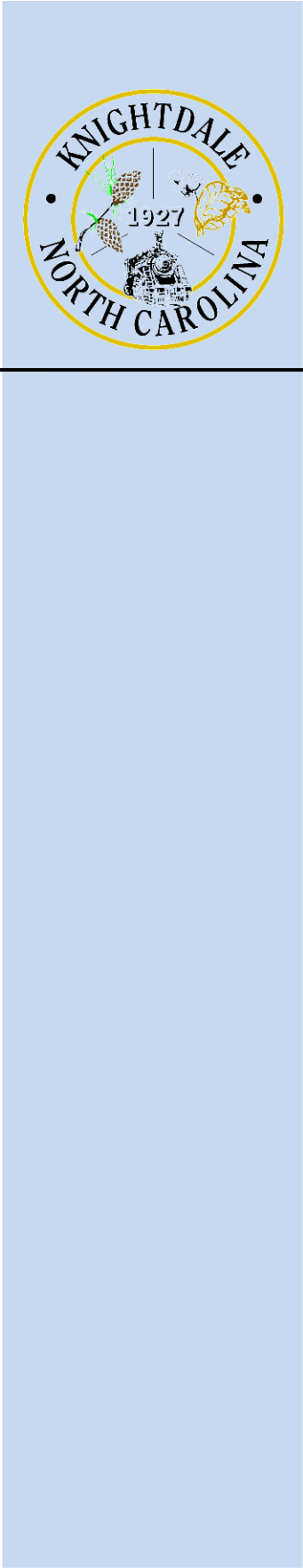
**Table 3.24 2007-2011 Value of Owner-Occupied Housing Units**

	<i><b>Raleigh-Cary</b></i>	<i><b>Knightdale</b></i>
Median Home Value	\$202,900	\$174,300
Comparison	-	14.1%↓



**Table 3.25 Knightdale Owner-Occupied Housing Value 1999 vs. 2007-2011**

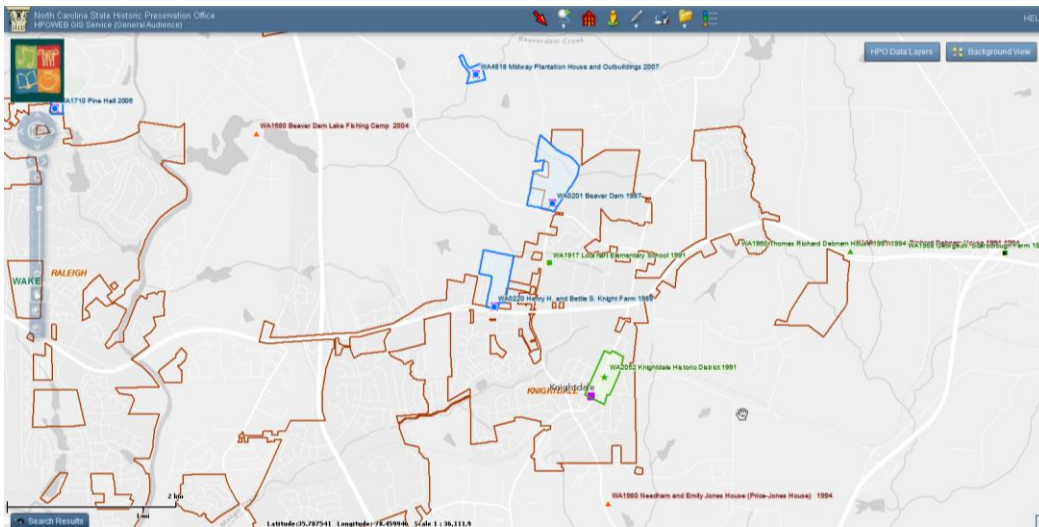
	<i><b>2000 Census</b></i>	<i><b>'07-'11 ACS</b></i>
Less than \$50,000	1.7%	0.7%
\$50,000-\$99,999	10.4%	2.6%
\$100,000-\$149,999	58.8%	28.5%
\$150,000-\$199,999	23.7%	41.3%
\$200,000-\$299,999	4.8%	20.3%
\$300,000-\$499,999	0.5%	5.8%
\$500,000-\$999,999	0.2%	0.8%
\$1,000,000 or more	0.0%	0.0%
Median Home Value	\$132,600	\$174,300



## X. HISTORIC RESOURCES

In order for the Town of Knightdale to grow, more farm and forest land must inevitably be converted into subdivisions, shopping and employment centers. At the same time, if the Town desires to maintain a sense of balance between its agricultural roots and its new suburban success, it is important for the Town to continue to identify, conserve and protect local archaeological, cultural and historic resources.

To this end, Knightdale participates in the Wake County Historic Preservation program which is overseen by the Wake County Historic Preservation Commission and administered by Capital Area Preservation. Many properties have been studied in the Knightdale area, and an online database is maintained by the North Carolina Historic Preservation Office as shown below.



Over the past decade, the Town has worked with local property owners and developers to designate its first four (4) local landmarks. They are:

- Midway Plantation House & Outbuildings
- Beaver Dam Plantation
- Henry H. & Bettie S. Knight Farm
- N.G. House Store

In the years ahead, identification efforts should continue to focus on the following four subject areas:

- Churches,
- Cemeteries,
- Old Town, and
- Other Individually Significant Structures.

In addition to being places of worship, churches also often serve as community centers and become significant points of cultural engagement. Cemeteries are repositories of historical data related to families and individuals who have contributed to the growth and character of Knightdale. State laws acknowledge these final resting places by carefully regulating their protection, removal and/or relocation; as well as spelling out penalties for careless vandalism. Individual structures, while more prevalent in Old Town, may be found anywhere around Knightdale. To qualify, an individual structure must generally be more than 50 years old; and be architecturally unique, be an outstanding representative of a specific architectural style, or served as the site of an important historical event.

The Town's future efforts in the area of historic resources may be summarized by the following objectives:

- To preserve and enhance the Town's historic buildings and landscapes by building upon the strengths of its origin as a railroad and agricultural center even as these elements of its past are allowed to change and evolve;
- To promote the use of incentives to ensure historic preservation;
- To ensure that historic resources are considered during the development process;
- To promote education and provide access to historic resources; and
- To promote the designation of historic local landmarks.



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## **XI. ENVIRONMENTAL AND NATURAL RESOURCES**

Knightdale rises gently from the eastern bank of the Neuse River to the ridgeline separating the Neuse from Buffalo Creek. Gently rolling hills were ideal for farming and channeled shallow creeks west and south towards the Neuse, many of which feature significant wetland and freshwater marsh habitat. While state regulatory agencies monitor the health of Knightdale's streams, groundwater, soils and forests; Wake County has worked with the State and the towns of Knightdale and Wendell to preserve large tracts of land in the lower Mark's Creek basin as a representative cross-section of the larger area's ecosystems and habitats.

Knightdale's Cecil and Wedowee soils support four primary vegetative habitats. These include:

- yellow pine forest,
- evergreen shrubland,
- bottomland and hardwood swamp forests, and
- upland hardwood forests.

While yellow pine forest is the most common, the bottomland and hardwood swamp forests are generally acknowledged as the most important due to their location along stream and river corridors. These areas serve as the migration corridors for numerous species of wildlife as well as vital habitat because of their relatively intact linear coverage. As technology and data sources allow, the Town will want to monitor the changes in these natural resources over time and continue to participate in efforts to protect and conserve meaningful quantities of each habitat that balance, enhance and support the newly built environment.

The Town's future efforts in the area of environmental and natural resources may be summarized by the following objective:

- To promote, protect, preserve and enhance existing natural systems to ensure the environmental health of the air, land and water that is within the ultimate physical limits of the Town.